

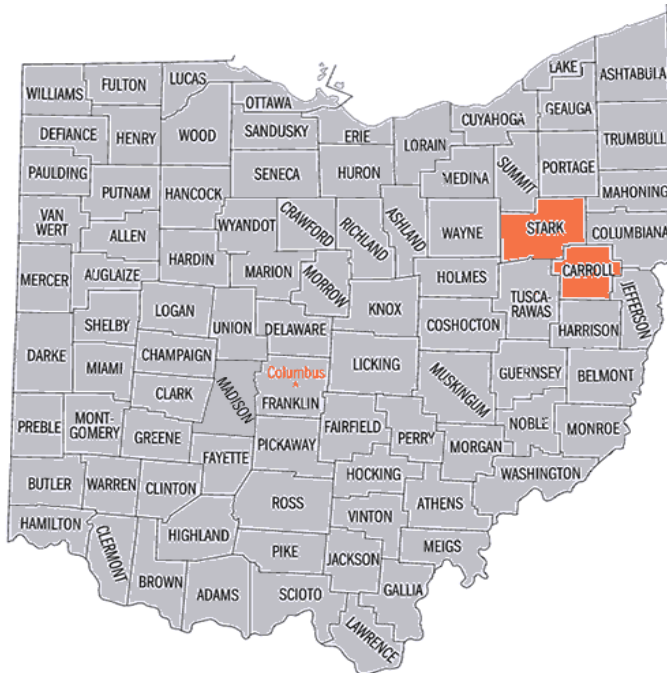
# Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE STARK COUNTY ASSOCIATION OF REALTORS®



## September 2011

## Quick Facts



|  |  |  |  |
|--|--|--|--|
| <b>+ 3.0%</b>                                    | <b>+ 3.1%</b>  | <b>+ 63.6%</b>                                     | <b>+ 38.5%</b>   |
| Change in<br><b>Closed Sales</b><br>Stark County | Change in<br><b>Median Sales Price</b><br>Stark County | Change in<br><b>Closed Sales</b><br>Carroll County | Change in<br><b>Median Sales Price</b><br>Carroll County |

|                              | Stark County | Carroll County |
|------------------------------|--------------|----------------|
| Market Overview              | 2            | 13             |
| New Listings                 | 3            | 14             |
| Pending Sales                | 4            | 15             |
| Closed Sales                 | 5            | 16             |
| Days On Market Until Sale    | 6            | 17             |
| Median Sales Price           | 7            | 18             |
| Average Sales Price          | 8            | 19             |
| Pct. Of Orig. Price Received | 9            | 20             |
| Housing Affordability Index  | 10           | 21             |
| Inventory of Homes for Sale  | 11           | 22             |
| Months Supply of Inventory   | 12           | 23             |

[Click on page to jump to desired metric.](#)



# Stark County Market Overview

Key market metrics for the current month and year-to-date figures for **Stark County Only**.



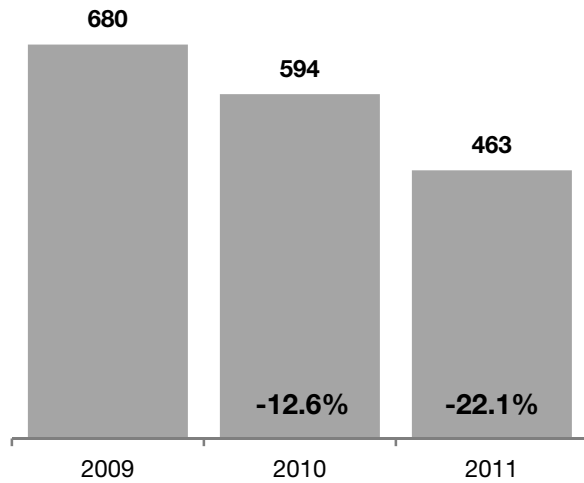
| Key Metrics                                    | Historical Sparklines | 9-2010    | 9-2011           | + / -   | YTD 2010  | YTD 2011         | + / -   |
|--|-----------------------|-----------|------------------|---------|-----------|------------------|---------|
| <b>New Listings</b>                            |                       | 594       | <b>463</b>       | - 22.1% | 6,013     | <b>5,039</b>     | - 16.2% |
| <b>Pending Sales</b>                           |                       | 244       | <b>317</b>       | + 29.9% | 2,793     | <b>2,760</b>     | - 1.2%  |
| <b>Closed Sales</b>                            |                       | 297       | <b>306</b>       | + 3.0%  | 2,731     | <b>2,532</b>     | - 7.3%  |
| <b>Days on Market Until Sale</b>               |                       | 105       | <b>106</b>       | + 0.6%  | 102       | <b>116</b>       | + 13.5% |
| <b>Median Sales Price</b>                      |                       | \$84,900  | <b>\$87,500</b>  | + 3.1%  | \$91,000  | <b>\$88,000</b>  | - 3.3%  |
| <b>Average Sales Price</b>                     |                       | \$101,099 | <b>\$103,175</b> | + 2.1%  | \$107,108 | <b>\$108,873</b> | + 1.6%  |
| <b>Percent of Original List Price Received</b> |                       | 86.7%     | <b>89.2%</b>     | + 2.8%  | 88.6%     | <b>88.6%</b>     | - 0.0%  |
| <b>Housing Affordability Index</b>             |                       | 211       | <b>251</b>       | + 19.0% | 201       | <b>250</b>       | + 24.4% |
| <b>Inventory of Homes for Sale</b>             |                       | 2,739     | <b>2,293</b>     | - 16.3% | --        | --               | --      |
| <b>Months Supply of Homes for Sale</b>         |                       | 8.9       | <b>8.3</b>       | - 7.2%  | --        | --               | --      |

# New Listings

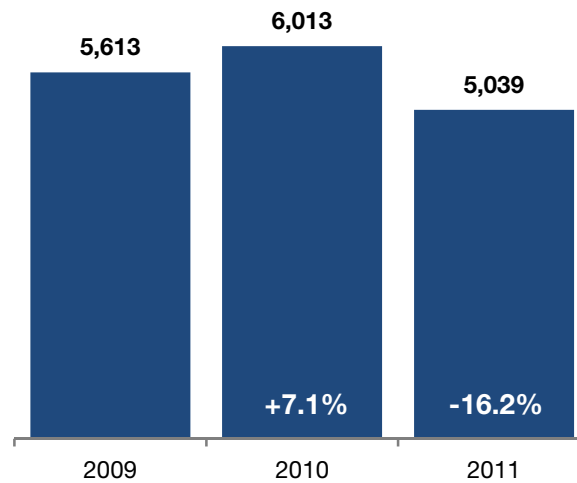
A count of the properties that have been newly listed on the market in a given month for **Stark County Only**.



## September



## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 541        | 485          | -10.4%        |
| November            | 438        | 437          | -0.2%         |
| December            | 445        | 412          | -7.4%         |
| January             | 660        | 527          | -20.2%        |
| February            | 508        | 449          | -11.6%        |
| March               | 770        | 638          | -17.1%        |
| April               | 800        | 581          | -27.4%        |
| May                 | 650        | 598          | -8.0%         |
| June                | 689        | 612          | -11.2%        |
| July                | 682        | 594          | -12.9%        |
| August              | 660        | 577          | -12.6%        |
| September           | 594        | 463          | -22.1%        |
| <b>12-Month Avg</b> | <b>620</b> | <b>531</b>   | <b>-14.3%</b> |

## Historical New Listing Activity

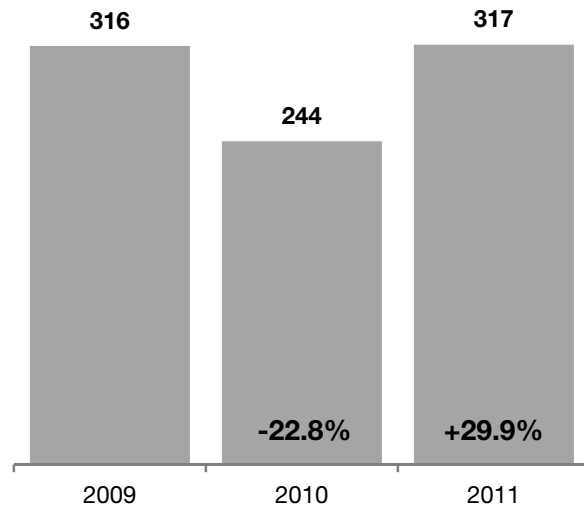


# Pending Sales

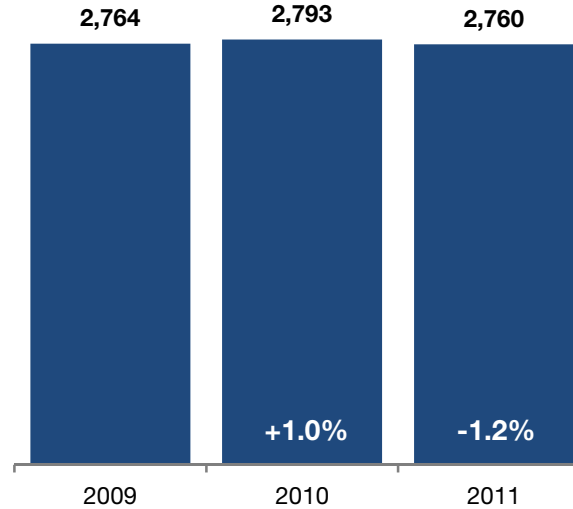
A count of the properties on which contracts have been accepted in a given month for **Stark County Only**.



## September

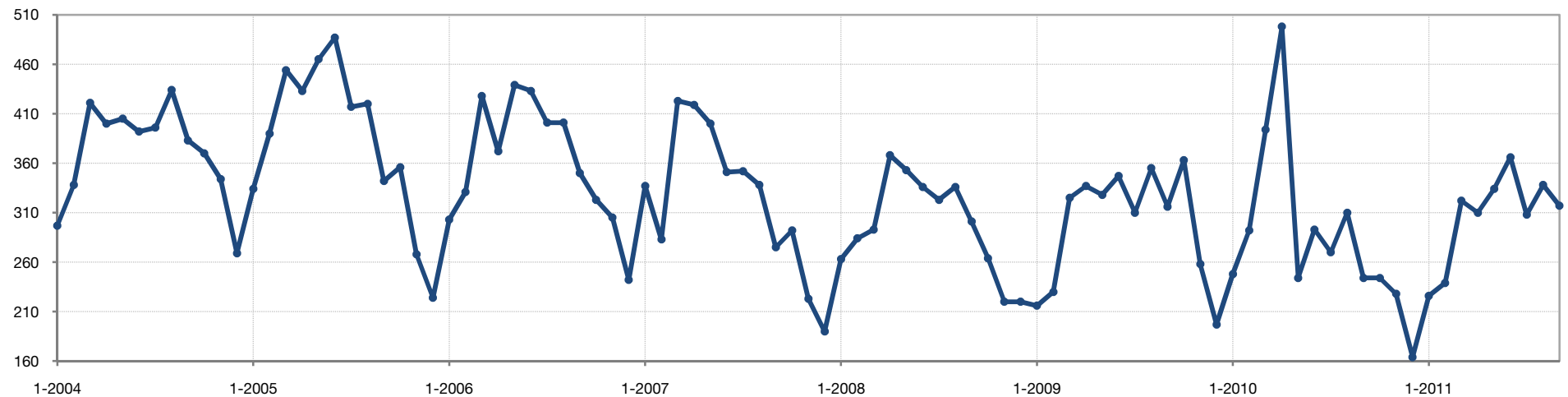


## Year To Date



| Month               | Prior Year | Current Year | + / -        |
|---------------------|------------|--------------|--------------|
| October             | 363        | 244          | -32.8%       |
| November            | 258        | 228          | -11.6%       |
| December            | 197        | 164          | -16.8%       |
| January             | 248        | 226          | -8.9%        |
| February            | 292        | 239          | -18.2%       |
| March               | 394        | 322          | -18.3%       |
| April               | 498        | 310          | -37.8%       |
| May                 | 244        | 334          | +36.9%       |
| June                | 293        | 366          | +24.9%       |
| July                | 270        | 308          | +14.1%       |
| August              | 310        | 338          | +9.0%        |
| September           | 244        | 317          | +29.9%       |
| <b>12-Month Avg</b> | <b>301</b> | <b>283</b>   | <b>-6.0%</b> |

## Historical Pending Sales Activity

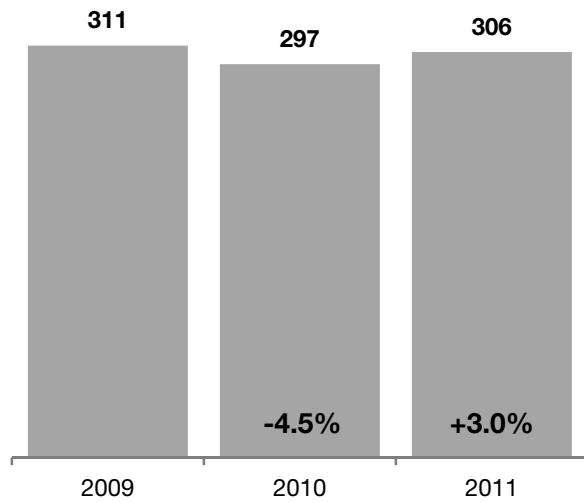


# Closed Sales

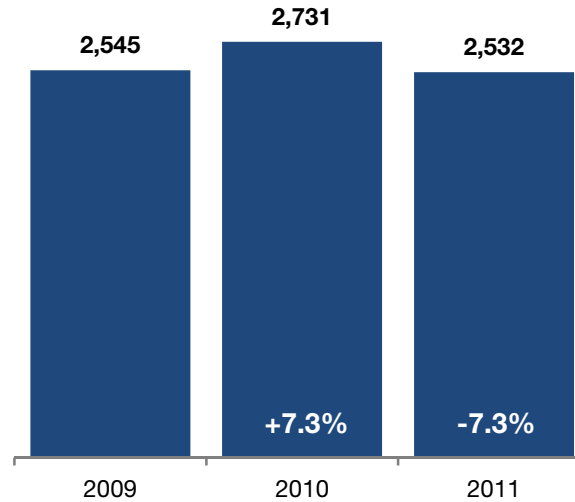
A count of the actual sales that have closed in a given month for **Stark County Only**.



## September

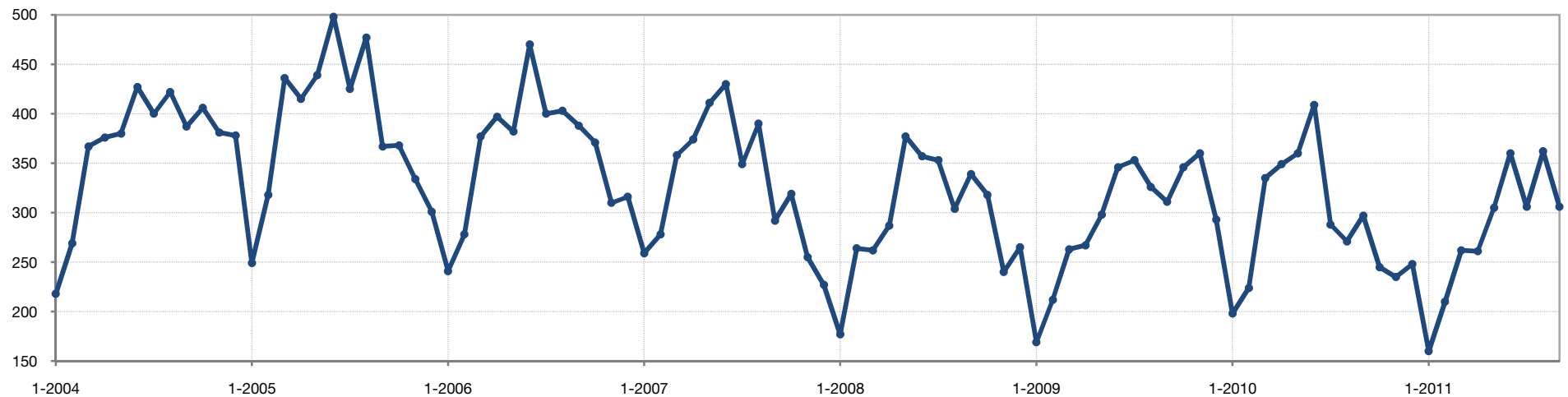


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 346        | 245          | -29.2%        |
| November            | 360        | 235          | -34.7%        |
| December            | 293        | 248          | -15.4%        |
| January             | 198        | 160          | -19.2%        |
| February            | 224        | 210          | -6.3%         |
| March               | 335        | 262          | -21.8%        |
| April               | 349        | 261          | -25.2%        |
| May                 | 360        | 305          | -15.3%        |
| June                | 409        | 360          | -12.0%        |
| July                | 288        | 306          | +6.3%         |
| August              | 271        | 362          | +33.6%        |
| September           | 297        | 306          | +3.0%         |
| <b>12-Month Avg</b> | <b>311</b> | <b>272</b>   | <b>-11.3%</b> |

## Historical Closed Sales Activity

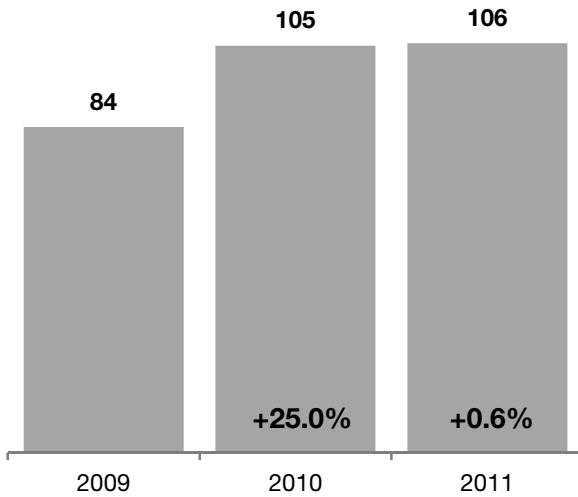


# Days on Market Until Sale

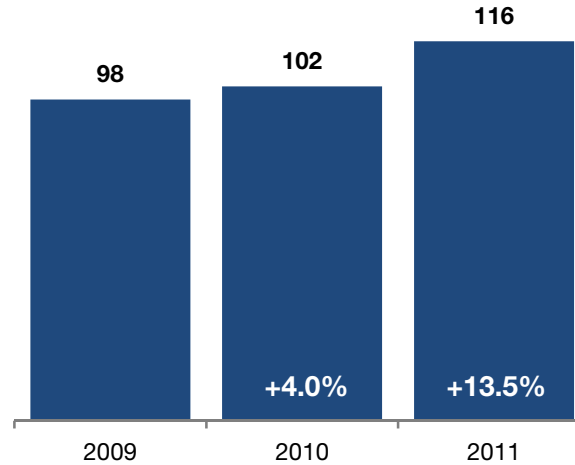
Average number of days between when a property is listed and when an offer is accepted in a given month for **Stark County Only**.



## September

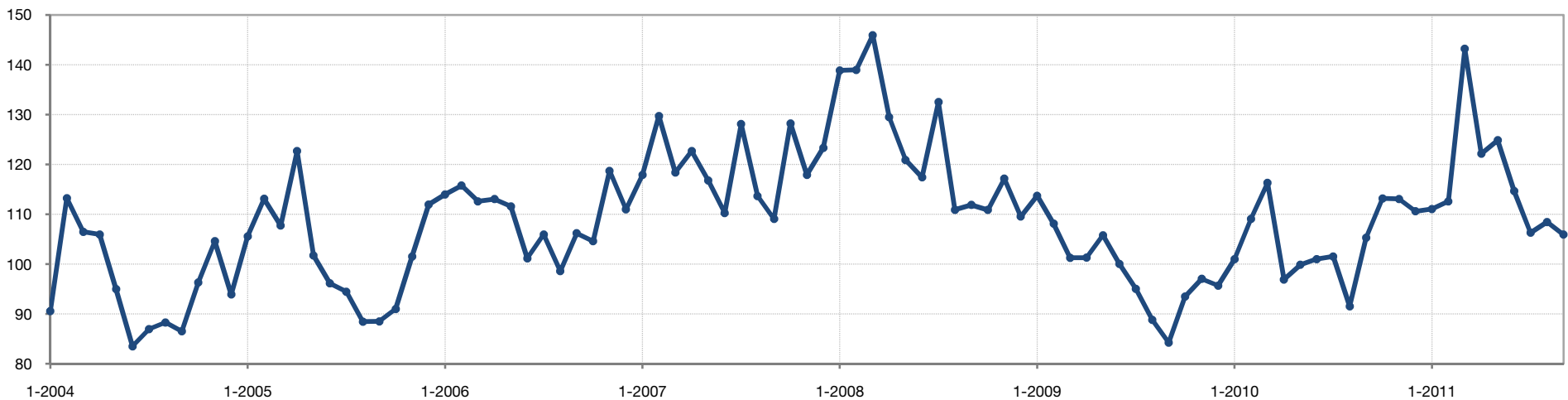


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 94         | 113          | +21.0%        |
| November            | 97         | 113          | +16.5%        |
| December            | 96         | 111          | +15.6%        |
| January             | 101        | 111          | +10.0%        |
| February            | 109        | 113          | +3.2%         |
| March               | 116        | 143          | +23.1%        |
| April               | 97         | 122          | +26.0%        |
| May                 | 100        | 125          | +25.0%        |
| June                | 101        | 115          | +13.5%        |
| July                | 102        | 106          | +4.7%         |
| August              | 92         | 108          | +18.5%        |
| September           | 105        | 106          | +0.6%         |
| <b>12-Month Avg</b> | <b>75</b>  | <b>86</b>    | <b>+13.5%</b> |

## Historical Days on Market Until Sale

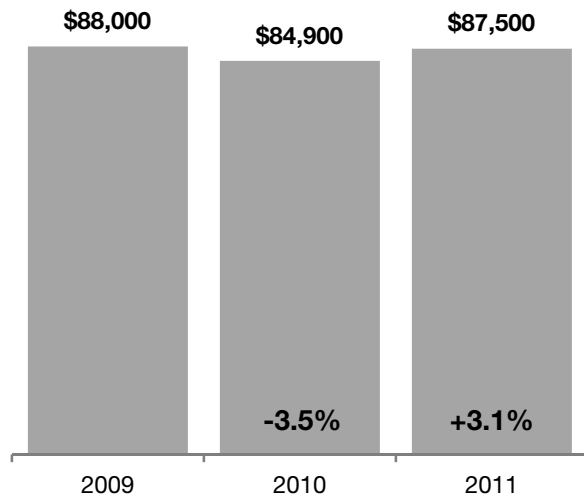


# Median Sales Price

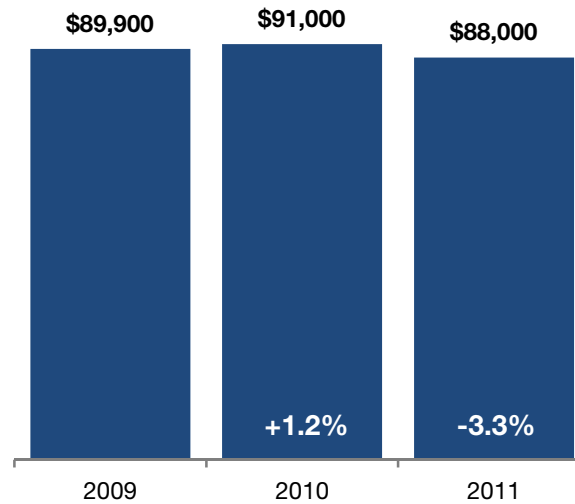
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## September

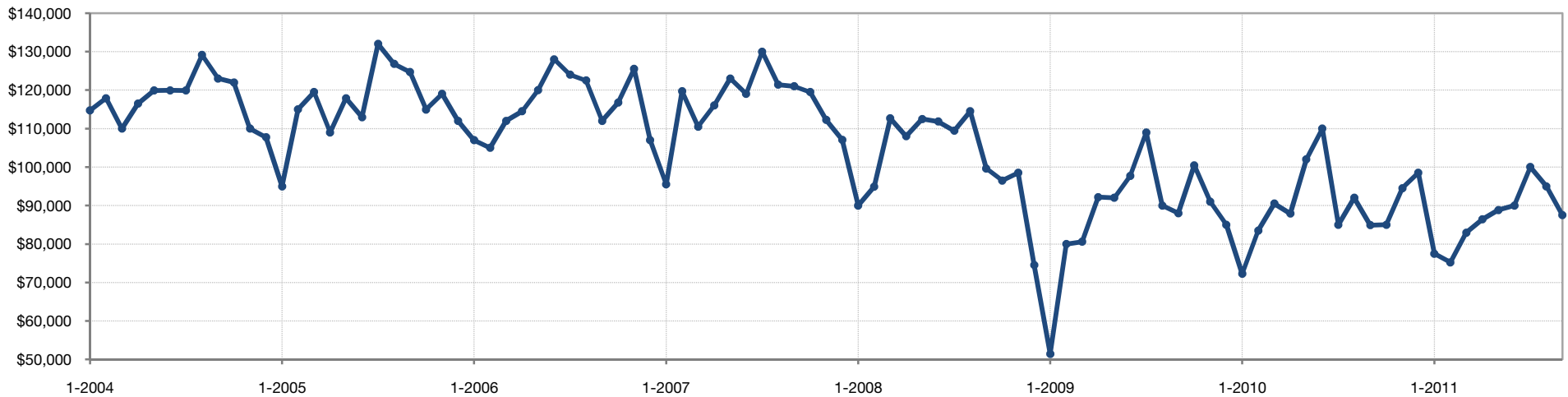


## Year To Date



| Month        | Prior Year | Current Year | + / -  |
|--------------|------------|--------------|--------|
| October      | \$100,450  | \$85,000     | -15.4% |
| November     | \$91,000   | \$94,500     | +3.8%  |
| December     | \$85,000   | \$98,500     | +15.9% |
| January      | \$72,250   | \$77,500     | +7.3%  |
| February     | \$83,500   | \$75,250     | -9.9%  |
| March        | \$90,500   | \$82,950     | -8.3%  |
| April        | \$87,925   | \$86,400     | -1.7%  |
| May          | \$102,000  | \$88,850     | -12.9% |
| June         | \$110,000  | \$90,000     | -18.2% |
| July         | \$85,000   | \$100,000    | +17.6% |
| August       | \$92,000   | \$95,000     | +3.3%  |
| September    | \$84,900   | \$87,500     | +3.1%  |
| 12-Month Med | \$91,900   | \$89,900     | -2.2%  |

## Historical Median Sales Price

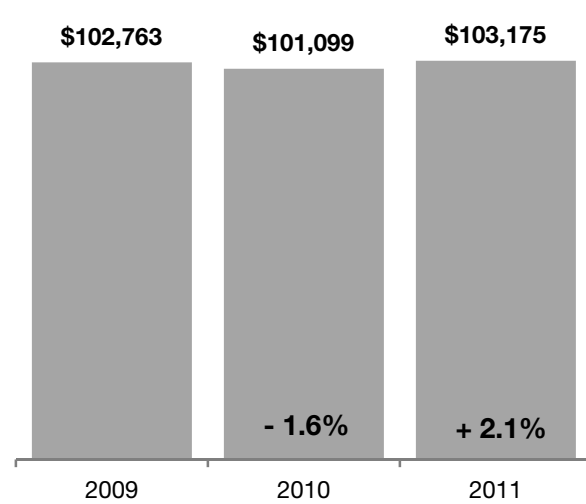


# Average Sales Price

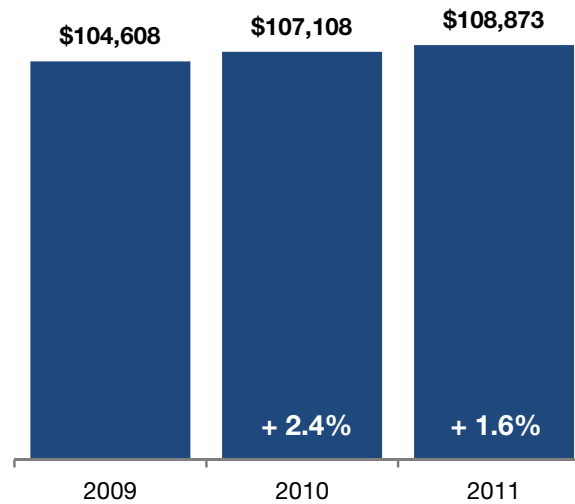
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Stark County Only**.



## September

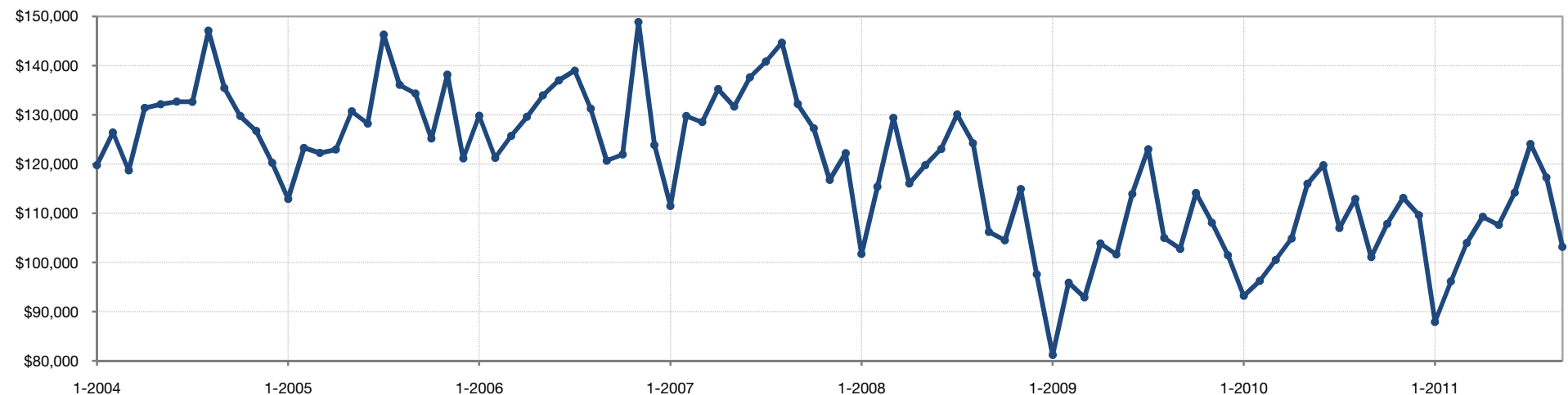


## Year To Date



| Month               | Prior Year       | Current Year     | + / -        |
|---------------------|------------------|------------------|--------------|
| October             | \$114,101        | <b>\$107,844</b> | -5.5%        |
| November            | \$108,078        | <b>\$113,122</b> | +4.7%        |
| December            | \$101,454        | <b>\$109,594</b> | +8.0%        |
| January             | \$93,230         | <b>\$87,940</b>  | -5.7%        |
| February            | \$96,247         | <b>\$96,178</b>  | -0.1%        |
| March               | \$100,536        | <b>\$103,954</b> | +3.4%        |
| April               | \$104,899        | <b>\$109,265</b> | +4.2%        |
| May                 | \$116,011        | <b>\$107,631</b> | -7.2%        |
| June                | \$119,785        | <b>\$114,156</b> | -4.7%        |
| July                | \$106,979        | <b>\$124,088</b> | +16.0%       |
| August              | \$112,882        | <b>\$117,256</b> | +3.9%        |
| September           | \$101,099        | <b>\$103,175</b> | +2.1%        |
| <b>12-Month Avg</b> | <b>\$107,393</b> | <b>\$109,144</b> | <b>+1.6%</b> |

## Historical Average Sales Price

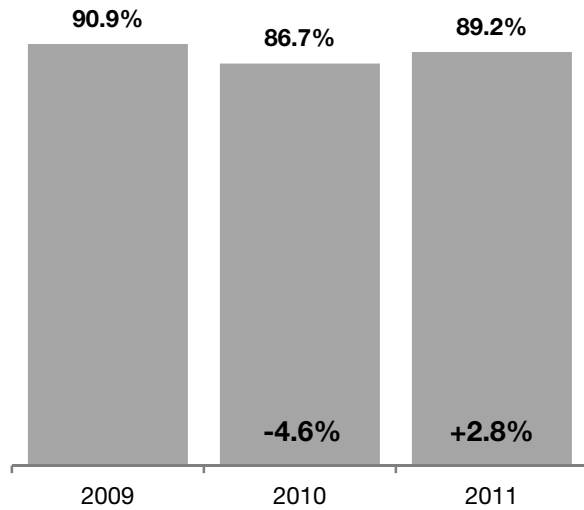


# Percent of Original List Price Received

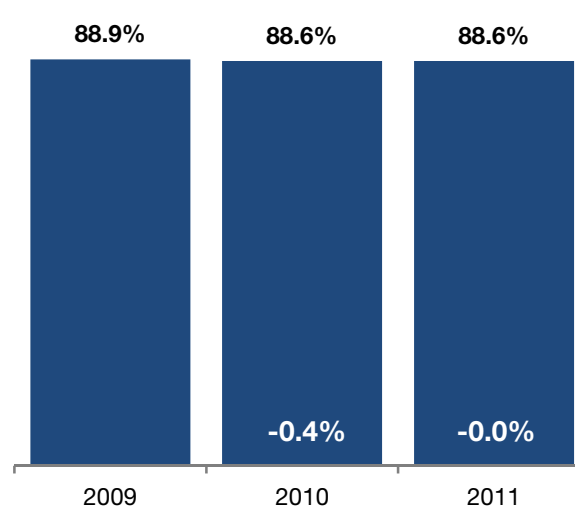


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Stark County Only**.

## September

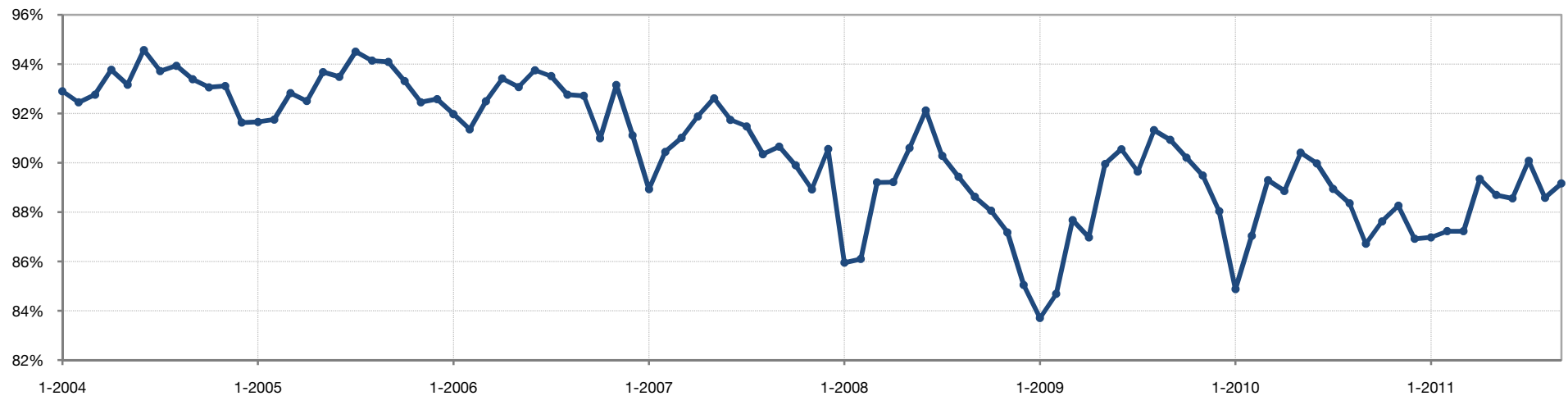


## Year To Date



| Month               | Prior Year   | Current Year | + / -        |
|---------------------|--------------|--------------|--------------|
| October             | 90.2%        | 87.6%        | -2.9%        |
| November            | 89.5%        | 88.3%        | -1.4%        |
| December            | 88.0%        | 86.9%        | -1.3%        |
| January             | 84.9%        | 87.0%        | +2.5%        |
| February            | 87.0%        | 87.2%        | +0.2%        |
| March               | 89.3%        | 87.2%        | -2.3%        |
| April               | 88.9%        | 89.3%        | +0.5%        |
| May                 | 90.4%        | 88.7%        | -1.9%        |
| June                | 90.0%        | 88.6%        | -1.6%        |
| July                | 88.9%        | 90.1%        | +1.3%        |
| August              | 88.4%        | 88.6%        | +0.3%        |
| September           | 86.7%        | 89.2%        | +2.8%        |
| <b>12-Month Avg</b> | <b>88.8%</b> | <b>88.3%</b> | <b>-0.5%</b> |

## Historical Percent of Original List Price Received

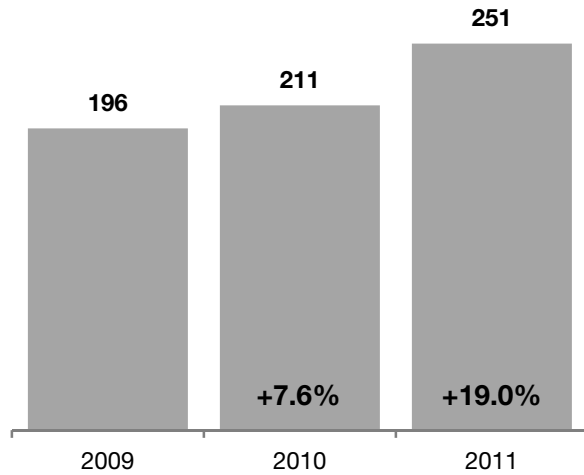


# Housing Affordability Index

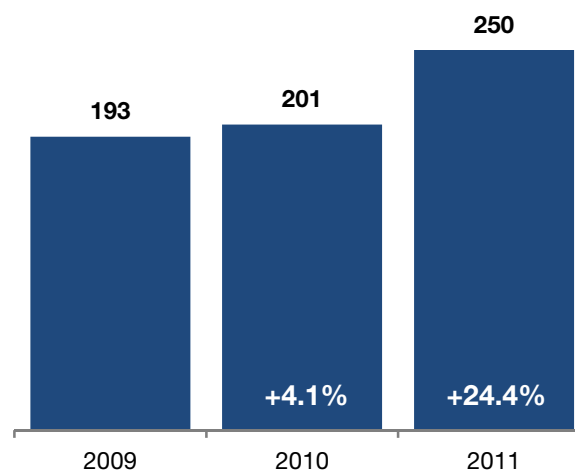


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Stark County Only.**

## September

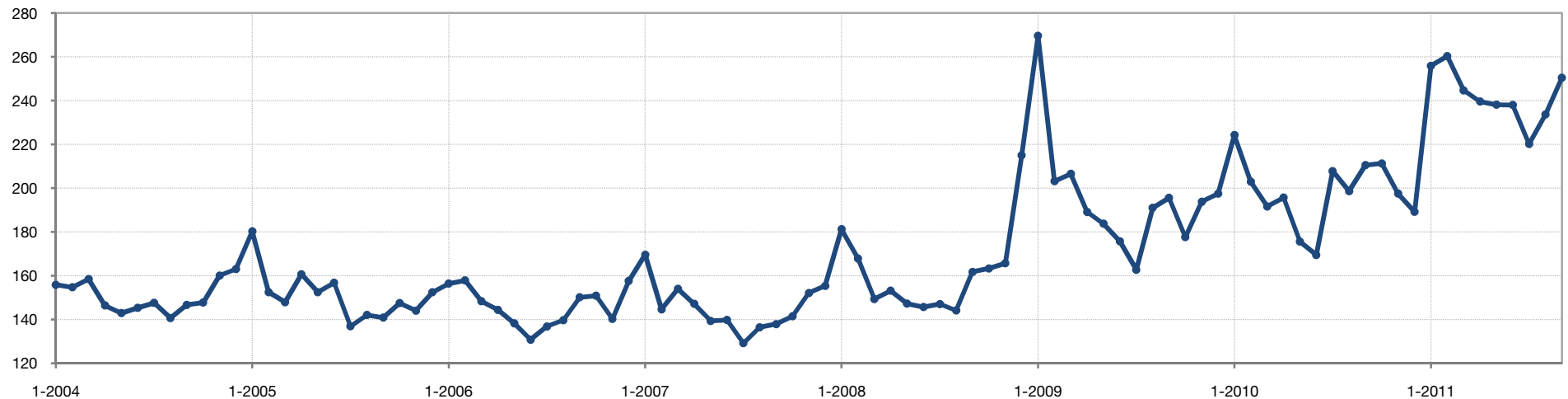


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 178        | 211          | +19.0%        |
| November            | 194        | 198          | +1.9%         |
| December            | 198        | 189          | -4.2%         |
| January             | 224        | 256          | +14.1%        |
| February            | 203        | 260          | +28.2%        |
| March               | 192        | 245          | +27.6%        |
| April               | 196        | 240          | +22.4%        |
| May                 | 176        | 238          | +35.6%        |
| June                | 170        | 238          | +40.4%        |
| July                | 208        | 220          | +5.9%         |
| August              | 199        | 234          | +17.6%        |
| September           | 211        | 251          | +19.0%        |
| <b>12-Month Avg</b> | <b>196</b> | <b>232</b>   | <b>+19.0%</b> |

## Historical Housing Affordability Index

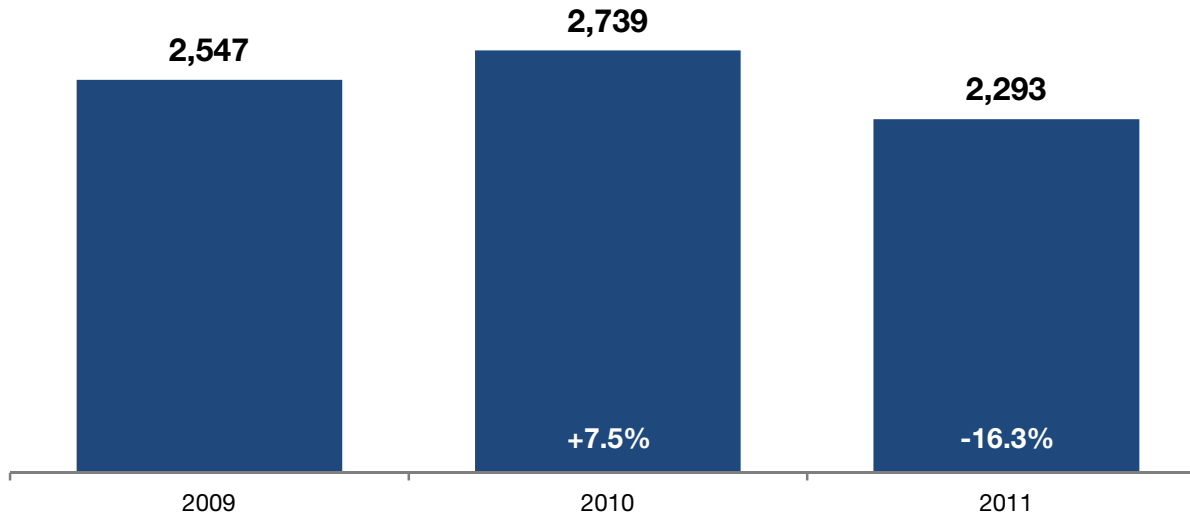


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month for **Stark County Only**.

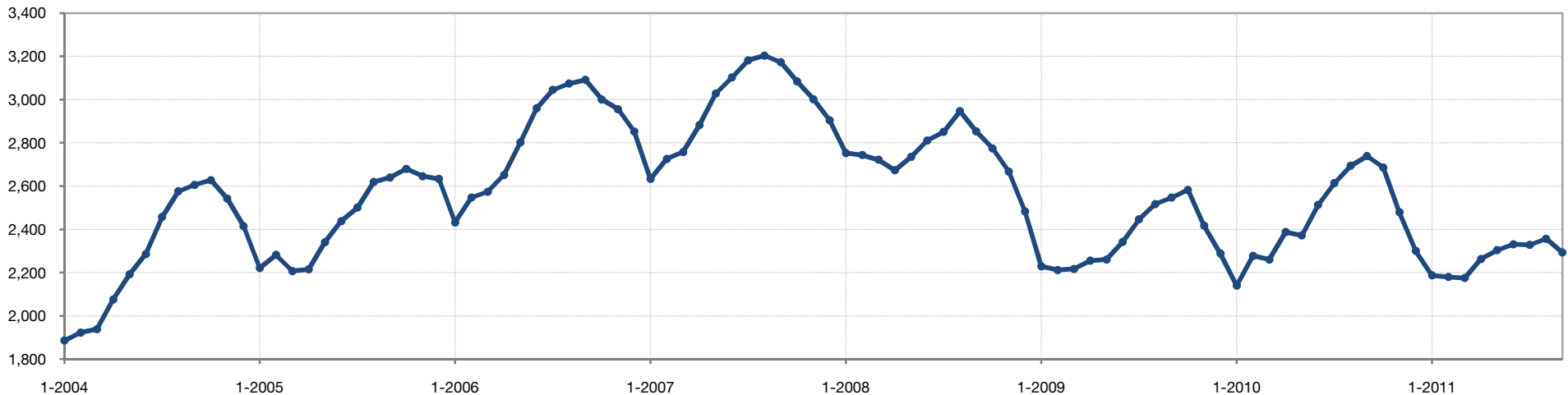


## September



| Month        | Prior Year | Current Year | + / -  |
|--------------|------------|--------------|--------|
| October      | 2,583      | 2,686        | +4.0%  |
| November     | 2,417      | 2,479        | +2.6%  |
| December     | 2,288      | 2,300        | +0.5%  |
| January      | 2,140      | 2,187        | +2.2%  |
| February     | 2,278      | 2,180        | -4.3%  |
| March        | 2,261      | 2,175        | -3.8%  |
| April        | 2,388      | 2,263        | -5.2%  |
| May          | 2,372      | 2,304        | -2.9%  |
| June         | 2,513      | 2,331        | -7.2%  |
| July         | 2,614      | 2,328        | -10.9% |
| August       | 2,694      | 2,357        | -12.5% |
| September    | 2,739      | 2,293        | -16.3% |
| 12-Month Avg | 2,441      | 2,324        | -4.5%  |

## Historical Inventory of Homes for Sale

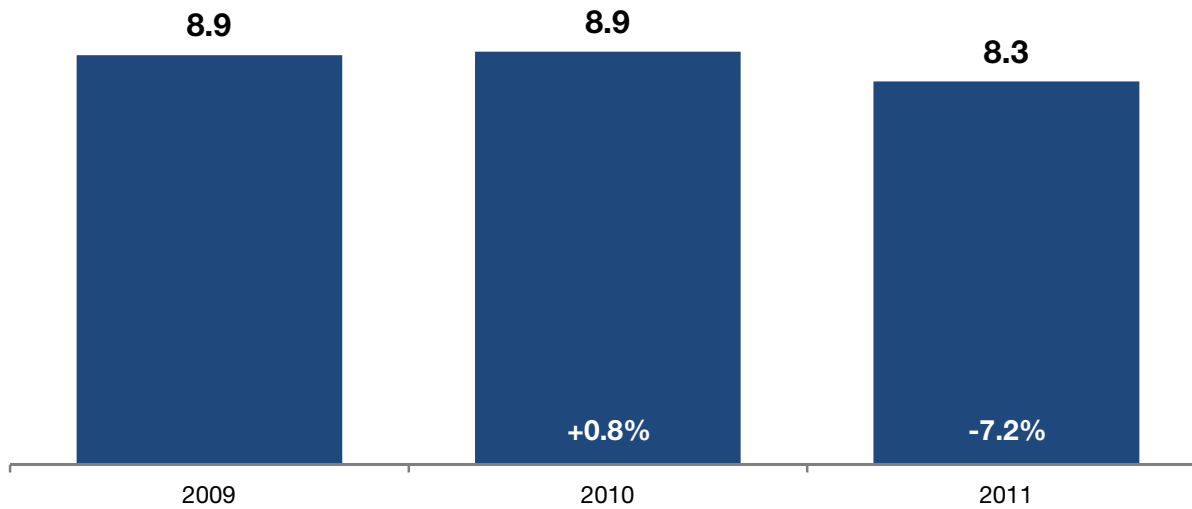


# Months Supply of Inventory



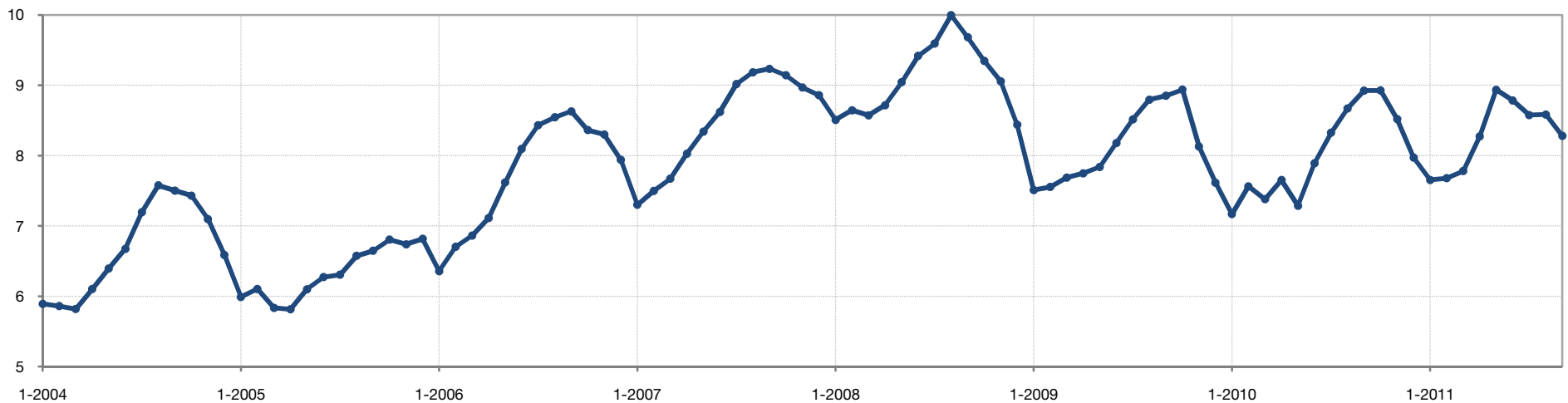
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Stark County Only**.

## September



| Month               | Prior Year | Current Year | + / -        |
|---------------------|------------|--------------|--------------|
| October             | 8.9        | 8.9          | -0.1%        |
| November            | 8.1        | 8.5          | +4.8%        |
| December            | 7.6        | 8.0          | +4.7%        |
| January             | 7.2        | 7.7          | +6.8%        |
| February            | 7.6        | 7.7          | +1.5%        |
| March               | 7.4        | 7.8          | +5.4%        |
| April               | 7.7        | 8.3          | +8.1%        |
| May                 | 7.3        | 8.9          | +22.6%       |
| June                | 7.9        | 8.8          | +11.3%       |
| July                | 8.3        | 8.6          | +3.0%        |
| August              | 8.7        | 8.6          | -1.0%        |
| September           | 8.9        | 8.3          | -7.2%        |
| <b>12-Month Avg</b> | <b>8.0</b> | <b>8.3</b>   | <b>+4.6%</b> |

## Historical Months Supply of Inventory



# Carroll County Market Overview

Key market metrics for the current month and year-to-date figures for **Carroll County Only**.



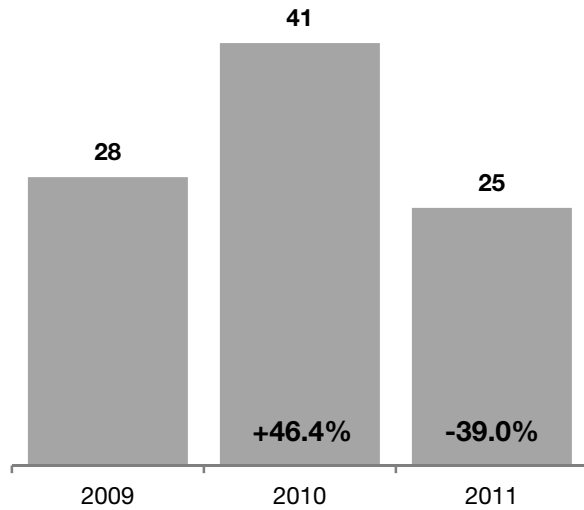
| Key Metrics                                    | Historical Sparklines | 9-2010    | 9-2011           | + / -   | YTD 2010  | YTD 2011         | + / -   |
|--|-----------------------|-----------|------------------|---------|-----------|------------------|---------|
| <b>New Listings</b>                            |                       | 41        | <b>25</b>        | - 39.0% | 41        | <b>25</b>        | - 15.1% |
| <b>Pending Sales</b>                           |                       | 21        | <b>14</b>        | - 33.3% | 137       | <b>169</b>       | + 23.4% |
| <b>Closed Sales</b>                            |                       | 11        | <b>18</b>        | + 63.6% | 125       | <b>164</b>       | + 31.2% |
| <b>Days on Market Until Sale</b>               |                       | 113       | <b>151</b>       | + 32.9% | 158       | <b>147</b>       | - 6.8%  |
| <b>Median Sales Price</b>                      |                       | \$75,250  | <b>\$104,250</b> | + 38.5% | \$95,000  | <b>\$87,313</b>  | - 8.1%  |
| <b>Average Sales Price</b>                     |                       | \$113,950 | <b>\$156,742</b> | + 37.6% | \$120,920 | <b>\$115,757</b> | - 4.3%  |
| <b>Percent of Original List Price Received</b> |                       | 81.9%     | <b>83.7%</b>     | + 2.1%  | 86.7%     | <b>86.8%</b>     | + 0.2%  |
| <b>Housing Affordability Index</b>             |                       | 229       | <b>221</b>       | - 3.2%  | 195       | <b>251</b>       | + 29.0% |
| <b>Inventory of Homes for Sale</b>             |                       | 243       | <b>187</b>       | - 23.0% | --        | --               | --      |
| <b>Months Supply of Homes for Sale</b>         |                       | 18.5      | <b>9.8</b>       | - 47.1% | --        | --               | --      |

# New Listings

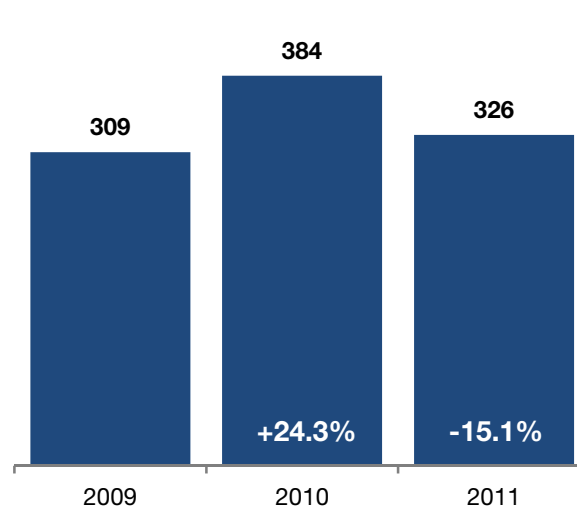
A count of the properties that have been newly listed on the market in a given month for **Carroll County Only**.



## September



## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 35         | 29           | -17.1%        |
| November            | 22         | 28           | +27.3%        |
| December            | 24         | 17           | -29.2%        |
| January             | 27         | 24           | -11.1%        |
| February            | 28         | 29           | +3.6%         |
| March               | 39         | 50           | +28.2%        |
| April               | 58         | 47           | -19.0%        |
| May                 | 51         | 45           | -11.8%        |
| June                | 42         | 37           | -11.9%        |
| July                | 45         | 34           | -24.4%        |
| August              | 53         | 35           | -34.0%        |
| September           | 41         | 25           | -39.0%        |
| <b>12-Month Avg</b> | <b>39</b>  | <b>33</b>    | <b>-14.0%</b> |

## Historical New Listing Activity

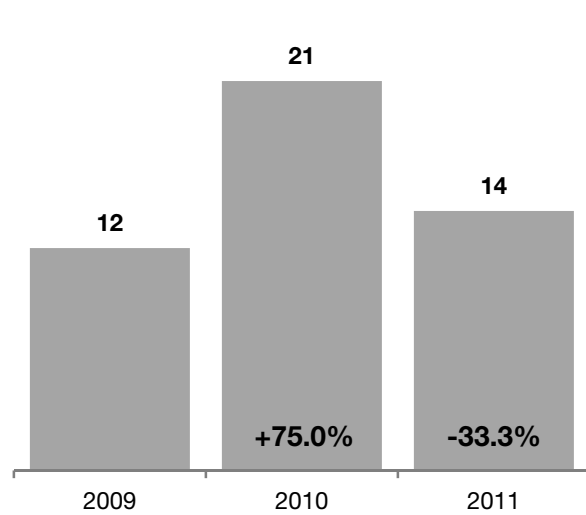


# Pending Sales

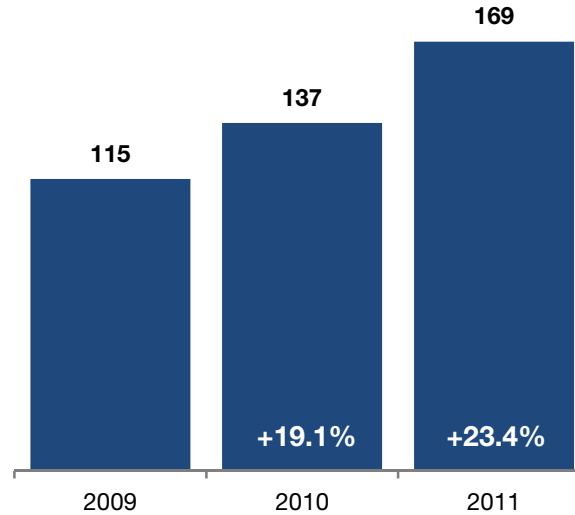
A count of the properties on which contracts have been accepted in a given month for **Carroll County Only**.



## September

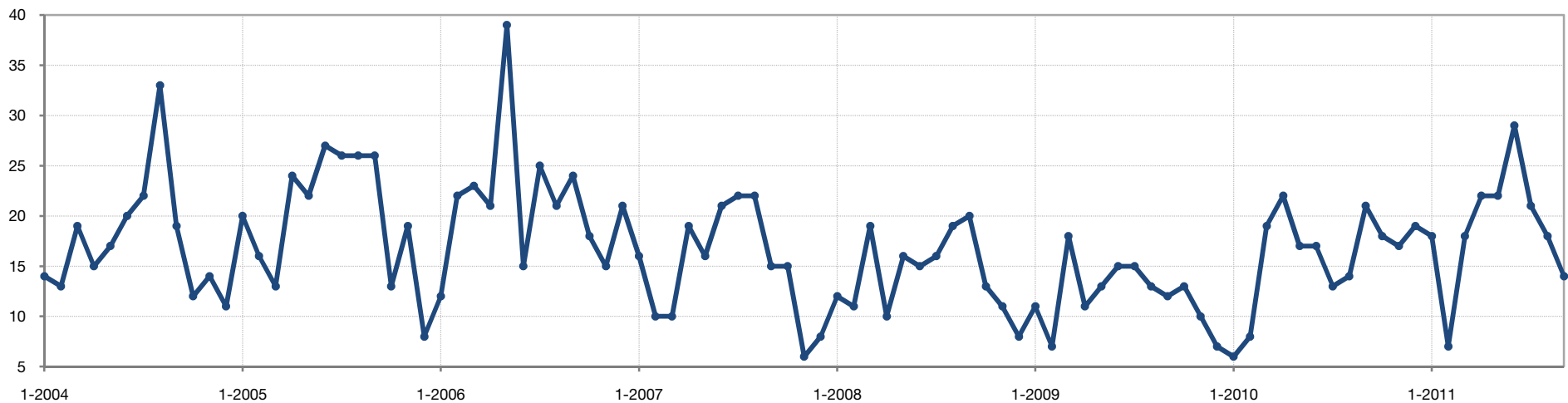


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 13         | 18           | +38.5%        |
| November            | 10         | 17           | +70.0%        |
| December            | 7          | 19           | +171.4%       |
| January             | 6          | 18           | +200.0%       |
| February            | 8          | 7            | -12.5%        |
| March               | 19         | 18           | -5.3%         |
| April               | 22         | 22           | 0.0%          |
| May                 | 17         | 22           | +29.4%        |
| June                | 17         | 29           | +70.6%        |
| July                | 13         | 21           | +61.5%        |
| August              | 14         | 18           | +28.6%        |
| September           | 21         | 14           | -33.3%        |
| <b>12-Month Avg</b> | <b>14</b>  | <b>19</b>    | <b>+33.5%</b> |

## Historical Pending Sales Activity

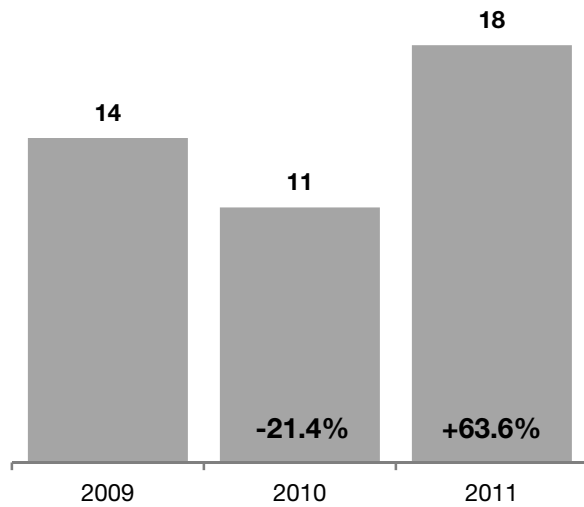


# Closed Sales

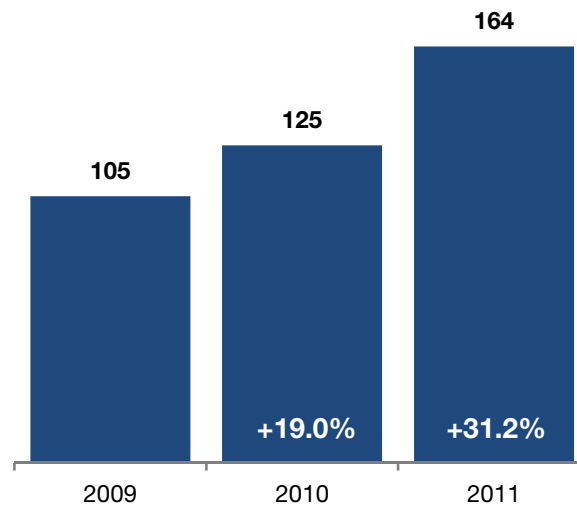
A count of the properties that have closed in a given month for **Carroll County Only**.



## September

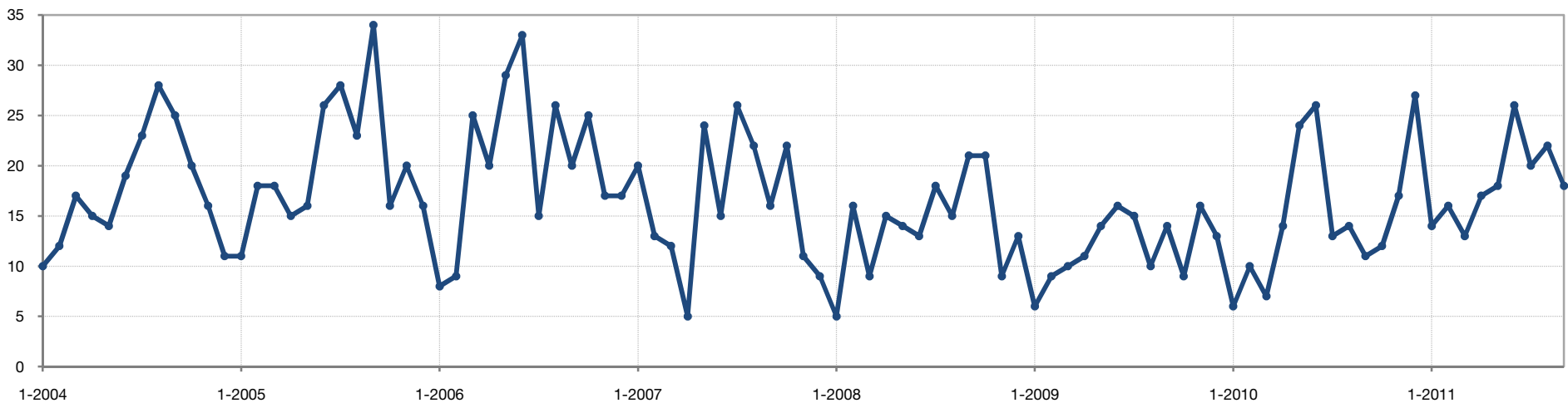


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 9          | 12           | +33.3%        |
| November            | 16         | 17           | +6.3%         |
| December            | 13         | 27           | +107.7%       |
| January             | 6          | 14           | +133.3%       |
| February            | 10         | 16           | +60.0%        |
| March               | 7          | 13           | +85.7%        |
| April               | 14         | 17           | +21.4%        |
| May                 | 24         | 18           | -25.0%        |
| June                | 26         | 26           | 0.0%          |
| July                | 13         | 20           | +53.8%        |
| August              | 14         | 22           | +57.1%        |
| September           | 11         | 18           | +63.6%        |
| <b>12-Month Avg</b> | <b>14</b>  | <b>18</b>    | <b>+49.8%</b> |

## Historical Closed Sales Activity

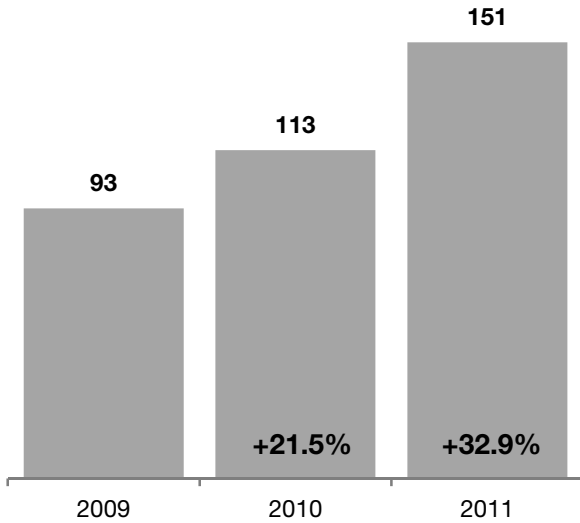


# Days on Market Until Sale

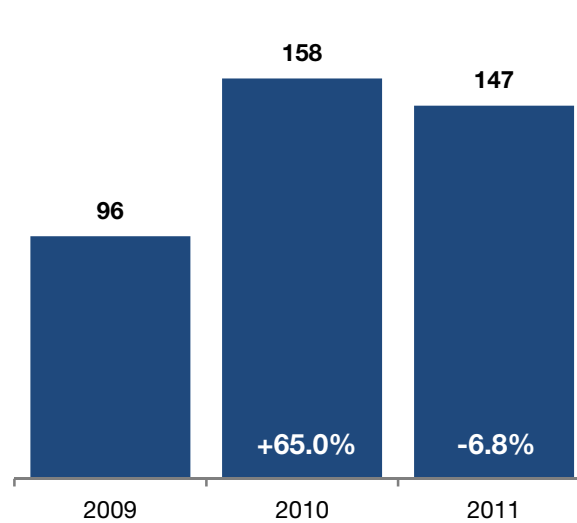


Average number of days between when a property is listed and when an offer is accepted in a given month for **Carroll County Only**.

## September

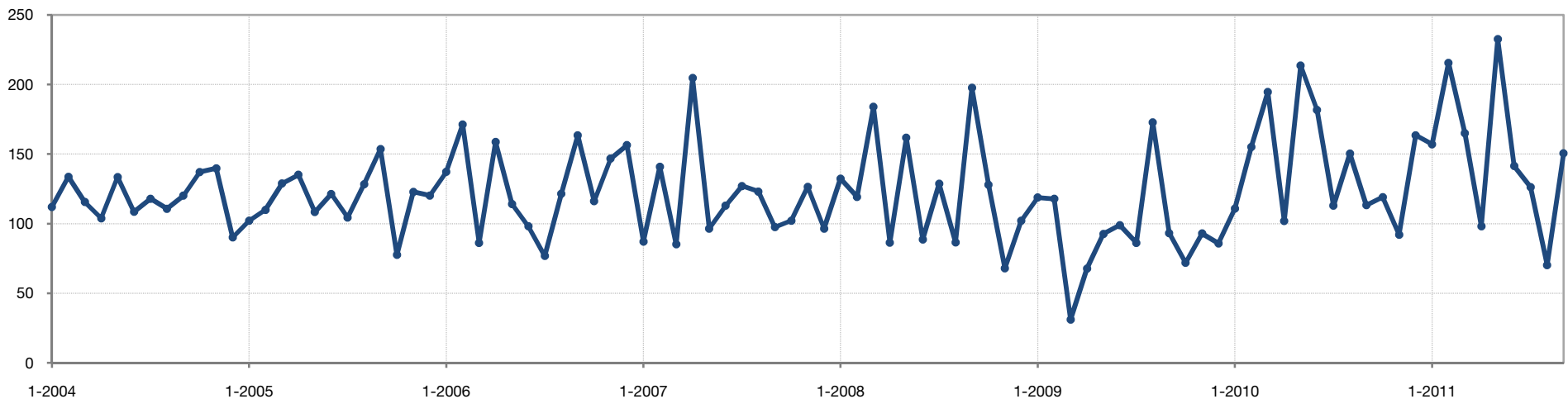


## Year To Date



| Month               | Prior Year | Current Year | + / -        |
|---------------------|------------|--------------|--------------|
| October             | 72         | 119          | +65.6%       |
| November            | 93         | 92           | -0.9%        |
| December            | 86         | 164          | +90.5%       |
| January             | 111        | 157          | +41.7%       |
| February            | 155        | 216          | +38.9%       |
| March               | 195        | 165          | -15.2%       |
| April               | 102        | 98           | -3.7%        |
| May                 | 214        | 233          | +8.9%        |
| June                | 182        | 141          | -22.2%       |
| July                | 113        | 126          | +11.9%       |
| August              | 150        | 70           | -53.3%       |
| September           | 113        | 151          | +32.9%       |
| <b>12-Month Avg</b> | <b>113</b> | <b>114</b>   | <b>+0.7%</b> |

## Historical Days on Market Until Sale

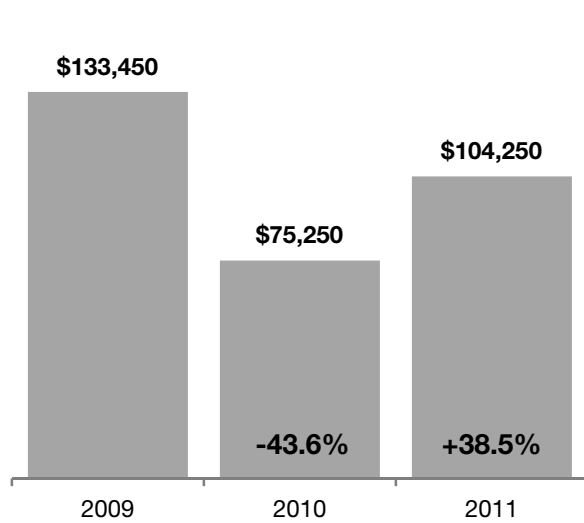


# Median Sales Price

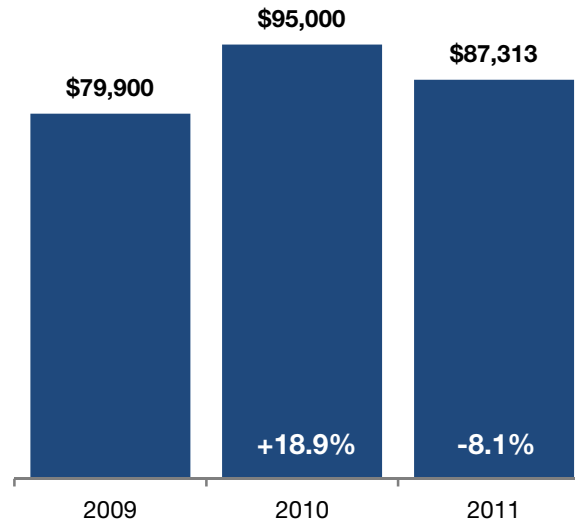
Median price point for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## September

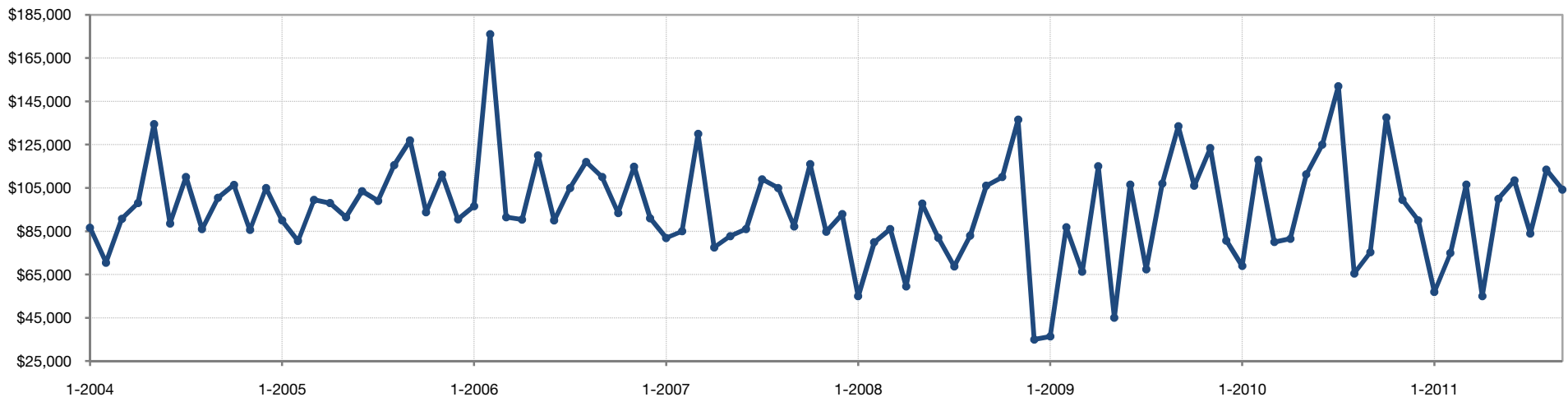


## Year To Date



| Month        | Prior Year      | Current Year     | + / -       |
|--------------|-----------------|------------------|-------------|
| October      | \$106,000       | <b>\$137,500</b> | +29.7%      |
| November     | \$123,375       | <b>\$99,500</b>  | -19.4%      |
| December     | \$80,700        | <b>\$90,000</b>  | +11.5%      |
| January      | \$68,950        | <b>\$56,900</b>  | -17.5%      |
| February     | \$118,000       | <b>\$74,900</b>  | -36.5%      |
| March        | \$80,000        | <b>\$106,500</b> | +33.1%      |
| April        | \$81,500        | <b>\$55,000</b>  | -32.5%      |
| May          | \$111,250       | <b>\$100,000</b> | -10.1%      |
| June         | \$125,000       | <b>\$108,450</b> | -13.2%      |
| July         | \$152,000       | <b>\$83,950</b>  | -44.8%      |
| August       | \$65,500        | <b>\$113,450</b> | +73.2%      |
| September    | \$75,250        | <b>\$104,250</b> | +38.5%      |
| 12-Month Med | <b>\$95,000</b> | <b>\$95,000</b>  | <b>0.0%</b> |

## Historical Median Sales Price

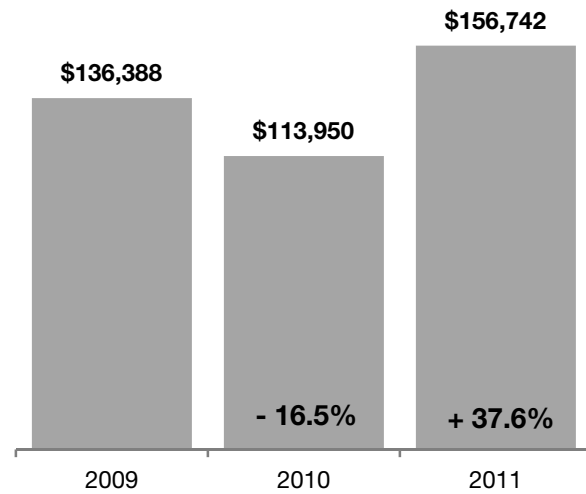


# Average Sales Price

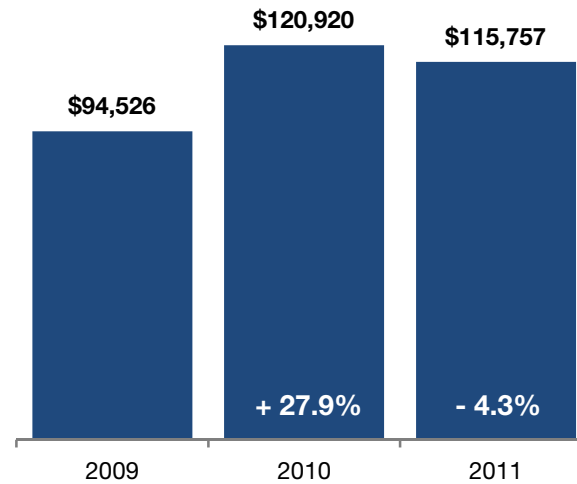
Average sales price for all closed sales, not accounting for seller concessions, in a given month for **Carroll County Only**.



## September

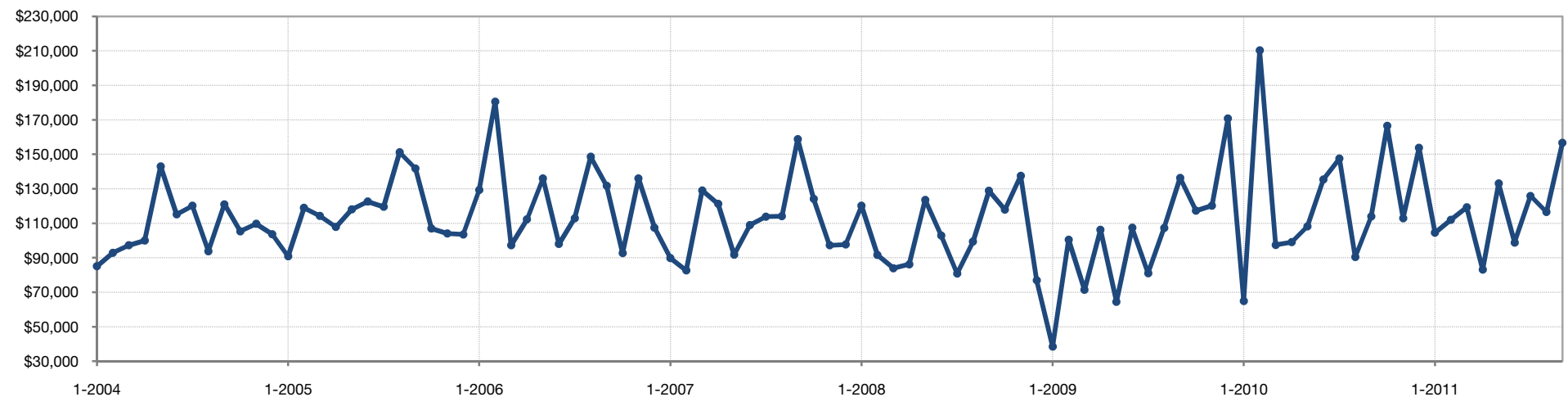


## Year To Date



| Month        | Prior Year | Current Year | + / -  |
|--------------|------------|--------------|--------|
| October      | \$117,278  | \$166,500    | +42.0% |
| November     | \$120,255  | \$112,946    | -6.1%  |
| December     | \$170,762  | \$153,768    | -10.0% |
| January      | \$64,983   | \$104,564    | +60.9% |
| February     | \$210,297  | \$112,063    | -46.7% |
| March        | \$97,500   | \$119,273    | +22.3% |
| April        | \$99,058   | \$83,142     | -16.1% |
| May          | \$108,273  | \$133,056    | +22.9% |
| June         | \$135,418  | \$98,816     | -27.0% |
| July         | \$147,505  | \$125,855    | -14.7% |
| August       | \$90,437   | \$116,558    | +28.9% |
| September    | \$113,950  | \$156,742    | +37.6% |
| 12-Month Avg | \$125,051  | \$122,664    | -1.9%  |

## Historical Average Sales Price

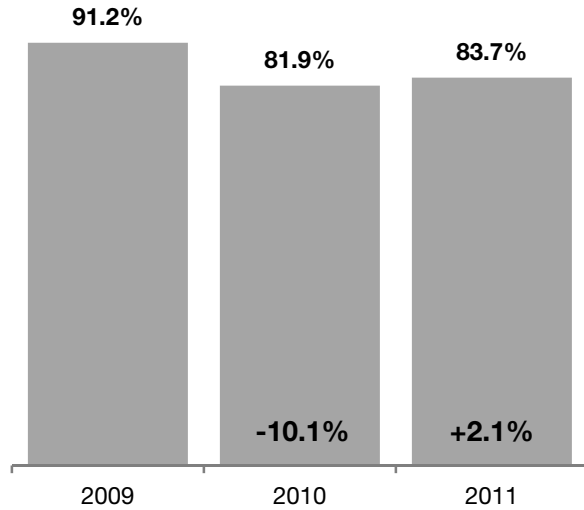


# Percent of Original List Price Received

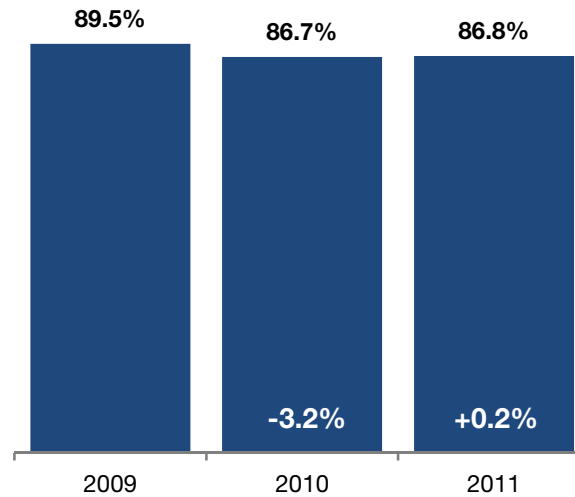


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions for **Carroll County Only**.

## September

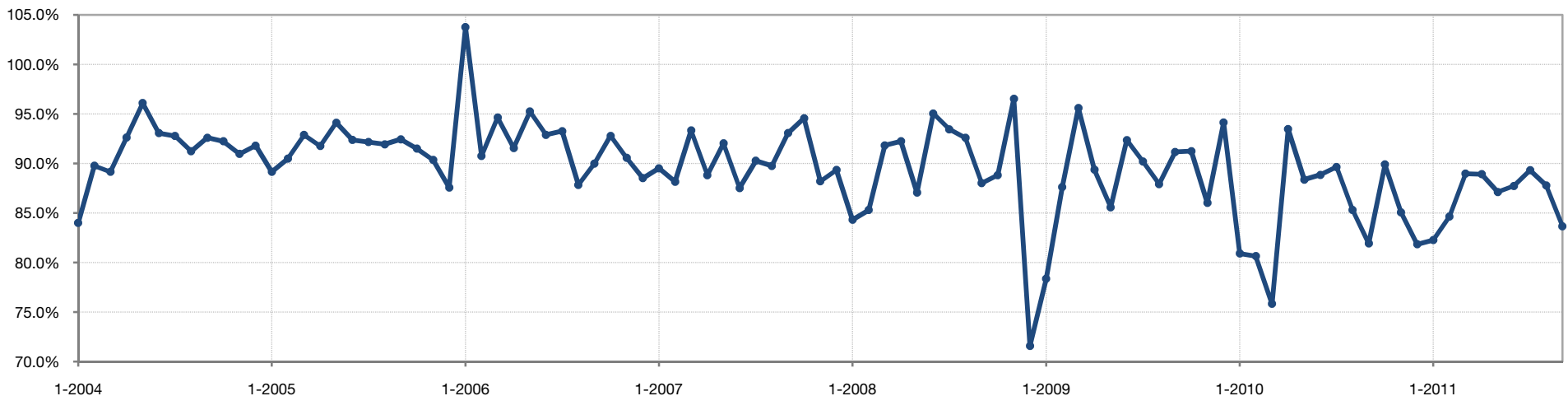


## Year To Date



| Month               | Prior Year   | Current Year | + / -        |
|---------------------|--------------|--------------|--------------|
| October             | 91.2%        | 89.9%        | -1.5%        |
| November            | 86.0%        | 85.1%        | -1.1%        |
| December            | 94.1%        | 81.8%        | -13.1%       |
| January             | 80.9%        | 82.3%        | +1.7%        |
| February            | 80.6%        | 84.7%        | +5.0%        |
| March               | 75.8%        | 89.0%        | +17.3%       |
| April               | 93.5%        | 88.9%        | -4.9%        |
| May                 | 88.4%        | 87.1%        | -1.4%        |
| June                | 88.9%        | 87.7%        | -1.3%        |
| July                | 89.7%        | 89.3%        | -0.4%        |
| August              | 85.3%        | 87.8%        | +2.9%        |
| September           | 81.9%        | 83.7%        | +2.1%        |
| <b>12-Month Avg</b> | <b>87.5%</b> | <b>86.3%</b> | <b>-1.4%</b> |

## Historical Percent of Original List Price Received

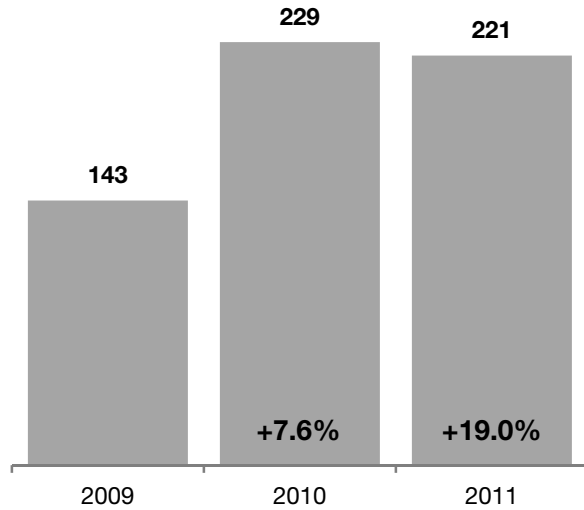


# Housing Affordability Index

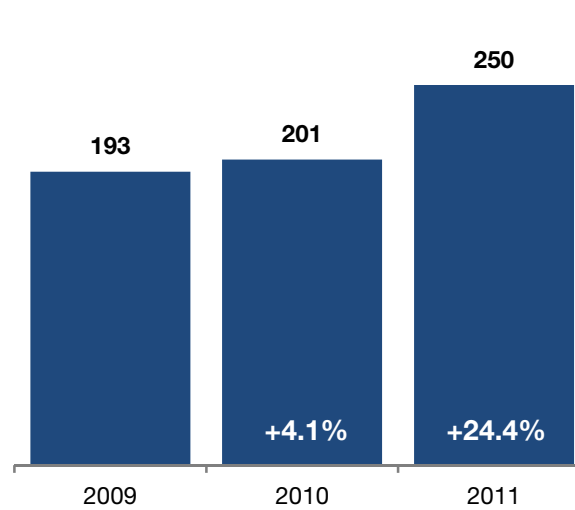


This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability. For Carroll County Only.**

## September

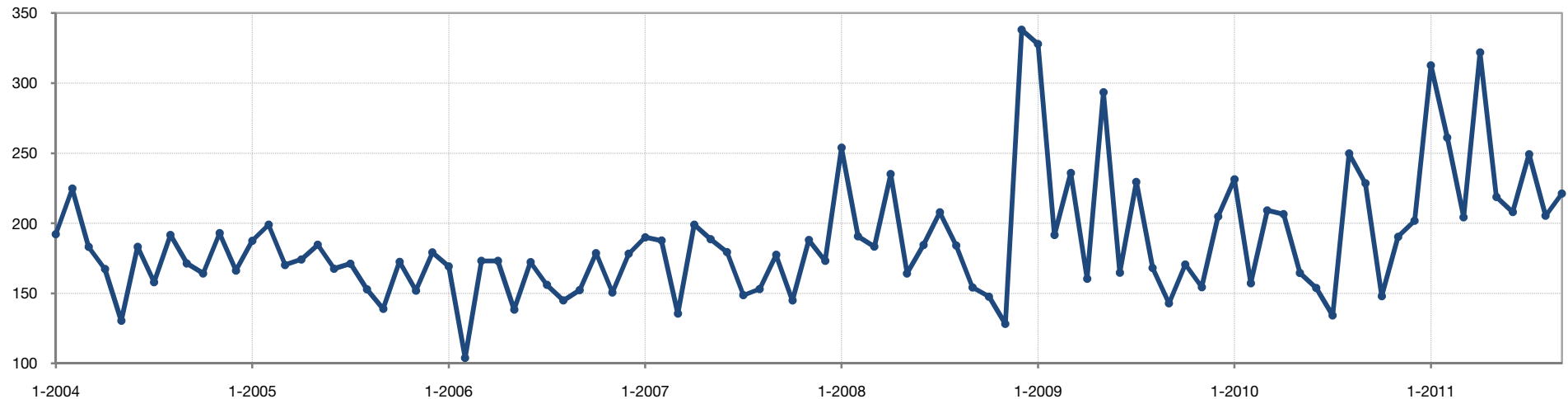


## Year To Date



| Month               | Prior Year | Current Year | + / -         |
|---------------------|------------|--------------|---------------|
| October             | 178        | 211          | +19.0%        |
| November            | 194        | 198          | +1.9%         |
| December            | 198        | 189          | -4.2%         |
| January             | 224        | 256          | +14.1%        |
| February            | 203        | 260          | +28.2%        |
| March               | 192        | 245          | +27.6%        |
| April               | 196        | 240          | +22.4%        |
| May                 | 176        | 238          | +35.6%        |
| June                | 170        | 238          | +40.4%        |
| July                | 208        | 220          | +5.9%         |
| August              | 199        | 234          | +17.6%        |
| September           | 211        | 251          | +19.0%        |
| <b>12-Month Avg</b> | <b>196</b> | <b>232</b>   | <b>+19.0%</b> |

## Historical Housing Affordability Index

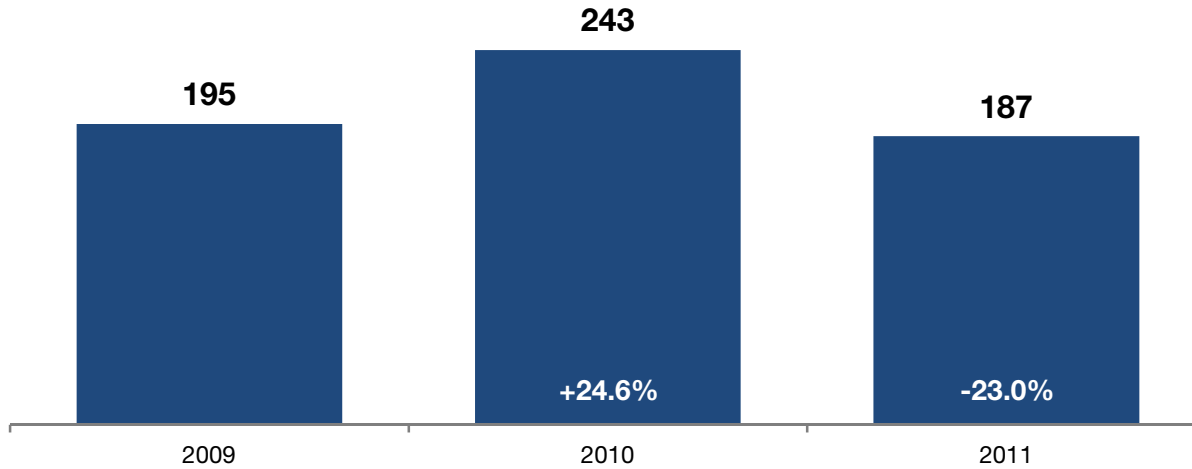


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month for **Carroll County Only**.

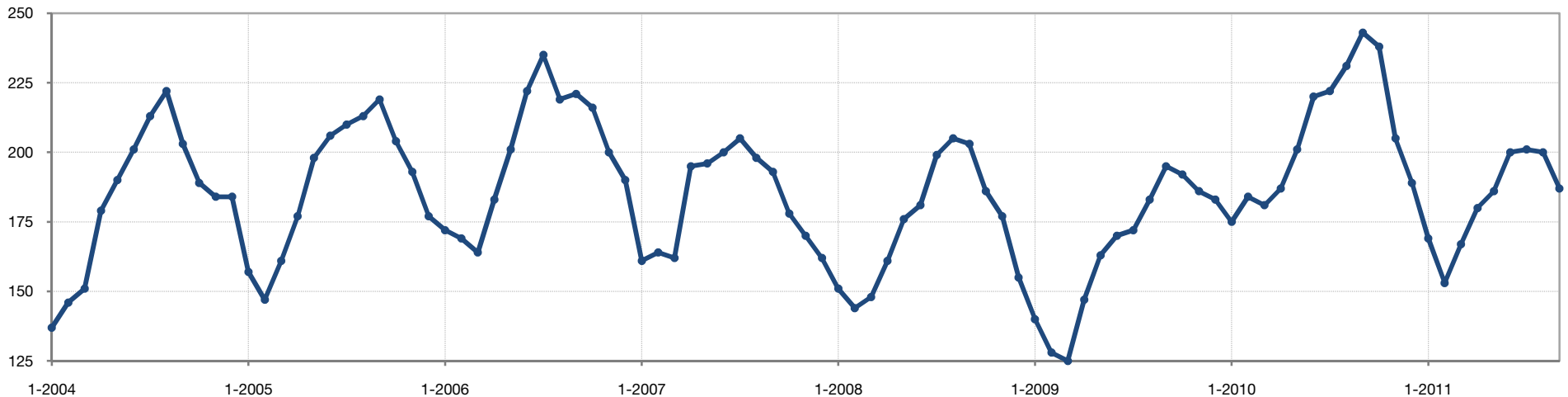


## September



| Month        | Prior Year | Current Year | + / -  |
|--------------|------------|--------------|--------|
| October      | 192        | 238          | +24.0% |
| November     | 186        | 205          | +10.2% |
| December     | 183        | 189          | +3.3%  |
| January      | 175        | 169          | -3.4%  |
| February     | 184        | 153          | -16.8% |
| March        | 181        | 167          | -7.7%  |
| April        | 187        | 180          | -3.7%  |
| May          | 201        | 186          | -7.5%  |
| June         | 220        | 200          | -9.1%  |
| July         | 222        | 201          | -9.5%  |
| August       | 231        | 200          | -13.4% |
| September    | 243        | 187          | -23.0% |
| 12-Month Avg | 200        | 190          | -4.7%  |

## Historical Inventory of Homes for Sale

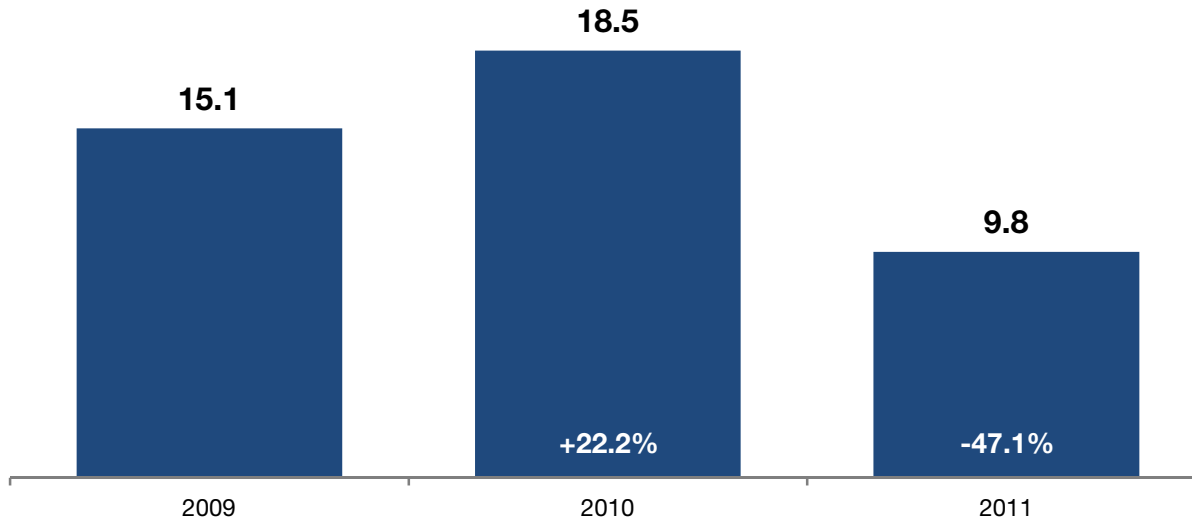


# Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months for **Carroll County Only**.

## September



| Month        | Prior Year | Current Year | + / -  |
|--------------|------------|--------------|--------|
| October      | 15.7       | 17.1         | +9.1%  |
| November     | 15.2       | 14.3         | -5.8%  |
| December     | 15.0       | 12.7         | -15.8% |
| January      | 14.5       | 10.6         | -26.7% |
| February     | 15.8       | 9.0          | -42.7% |
| March        | 15.4       | 9.9          | -35.6% |
| April        | 15.8       | 10.7         | -32.0% |
| May          | 15.8       | 11.1         | -29.6% |
| June         | 16.8       | 11.7         | -30.7% |
| July         | 16.8       | 11.1         | -34.0% |
| August       | 17.7       | 10.6         | -39.9% |
| September    | 18.5       | 9.8          | -47.1% |
| 12-Month Avg | 16.1       | 11.5         | -28.1% |

## Historical Months Supply of Inventory

